

Staff Summary Report



Hearing Officer Hearing Date: September 4, 2007

Agenda Item Number: 13

SUBJECT: This is a public hearing for a request by the **JOHNSON RESIDENCE (PL070352)** located at 5439 South Hazelton Lane for one (1) use permit.

DOCUMENT NAME: 20070904dsjc02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold a public hearing for a request by the **JOHNSON RESIDENCE (PL070352)** (Alan Johnson, applicant/property owner) located at 5439 South Hazelton Lane in the R1-6, Single Family Residential District for:

ZUP07122 Use permit to allow an accessory building (garage/workshop).

PREPARED BY: Jon Christopher, Planner II (480-350-8436)

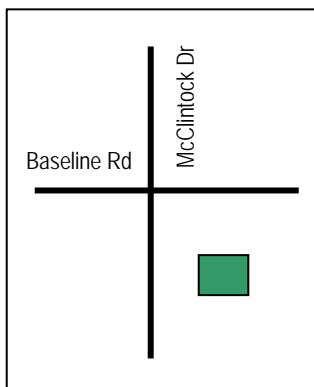
REVIEWED BY: Steve Abrahamson, Planning & Zoning Coordinator (480-350-8359) *SEA*

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff – Approval subject to Conditions 1-3

ADDITIONAL INFO: The Johnson Residence is requesting a use permit for a detached accessory building for a garage / small workshop to be located within the north side of the rear yard. Staff recommends approval of the use permit; it is compatible with the existing residence and complies with the approval criteria for a use permit. To date, no public input has been submitted for this request.



PAGES:

1. List of Attachments
2. Comments; Reason(s) for Approval
3. Conditions of Approval; History & Facts/Description; Zoning & Development Code Reference

ATTACHMENTS:

1. Location Map(s)
2. Aerial Photo(s)
3. Letter of Intent
4. Site plan
5. Elevation plan
6. Floor plan
- 7-8. Staff Photograph(s)

COMMENTS:

The Johnson Residence is proposing to construct a freestanding garage / small workshop building at the southeast corner of the lot; adjacent to the Auburn Drive to the south and the adjoining property line with the neighbor to the east. The applicant states, the proposed location of the accessory structure provides adequate separation between the residence and the accessory garage / small workshop. The proposed building will build to match the existing house with material and color.

Use Permit

The Zoning and Development Code requires a use permit for a detached accessory building that exceeds eight (8) feet in height and/or two hundred (200) square feet in area in all residential districts including RI-6, Single Family Residential District. The applicant is requesting to construct a 576 s.f. a free standing accessory structure that will include a height of 15 feet. The structure will be compatible with the existing residence and complies with the approval criteria for a use permit. This use permit request meets all applicable tests in the following manner:

Evaluating the use permit, the proposal appears to pass the use permit test listed below:

- a. Any significant increase in vehicular or pedestrian traffic in adjacent areas;
 - There will be no significant increase in vehicular or pedestrian traffic in adjacent areas.
- b. Nuisance arising from the emission of odor, dust, gas, noise, vibration, smoke, heat, or glare at a level exceeding that of ambient conditions;
 - This use, with conditions, should not create nuisances within this industrially zoned area.
- c. Contribution to the deterioration of the neighborhood or to the downgrading of property values which is in conflict with the goals, objectives or policies for rehabilitation, redevelopment or conservation as set forth in the City's adopted plans, or General Plan;
 - The proposed development would not contribute to neighborhood deterioration or downgrade property values. This use permit request is consistent with the General Plan 2030's Land Use Element. The requested use permit will not be detrimental to the surrounding area, but will further the General Plan Land Use Element Goals and Strategies.
- d. Compatibility with existing surrounding structures and uses;
 - The proposed use appears to be compatible with surrounding uses.

Conclusion

Staff recommends approval of the use permit as submitted.

REASON(S) FOR APPROVAL:

1. No apparent nuisance resulting from noise, smoke, odor, dust vibration or glare.
2. No apparent hazards to persons or property from possible explosion, contamination, fire or flood.
3. Traffic generated by this use should not be excessive.
4. The use appears to be compatible with the building, site and adjacent property.

SHOULD THE HEARING OFFICER ELECT TO TAKE AFFIRMATIVE ACTION ON THE REQUEST, THE FOLLOWING CONDITIONS OF APPROVAL SHOULD APPLY.

CONDITION(S)
OF APPROVAL:

- 1. Obtain all necessary clearances from the building safety division.
- 2. Detached structure to be compatible in design with main dwelling; colors to match existing dwelling.
- 3. The detached accessory building shall not be used as a separate living unit. Only one residential unit allowed in the R1-6 single family zoning district.

HISTORY & FACTS:

October 02, 1972 The Johnson residence was built in October 02, 1972 and is located in the Knoell Tempe number 5 subdivision.

DESCRIPTION:

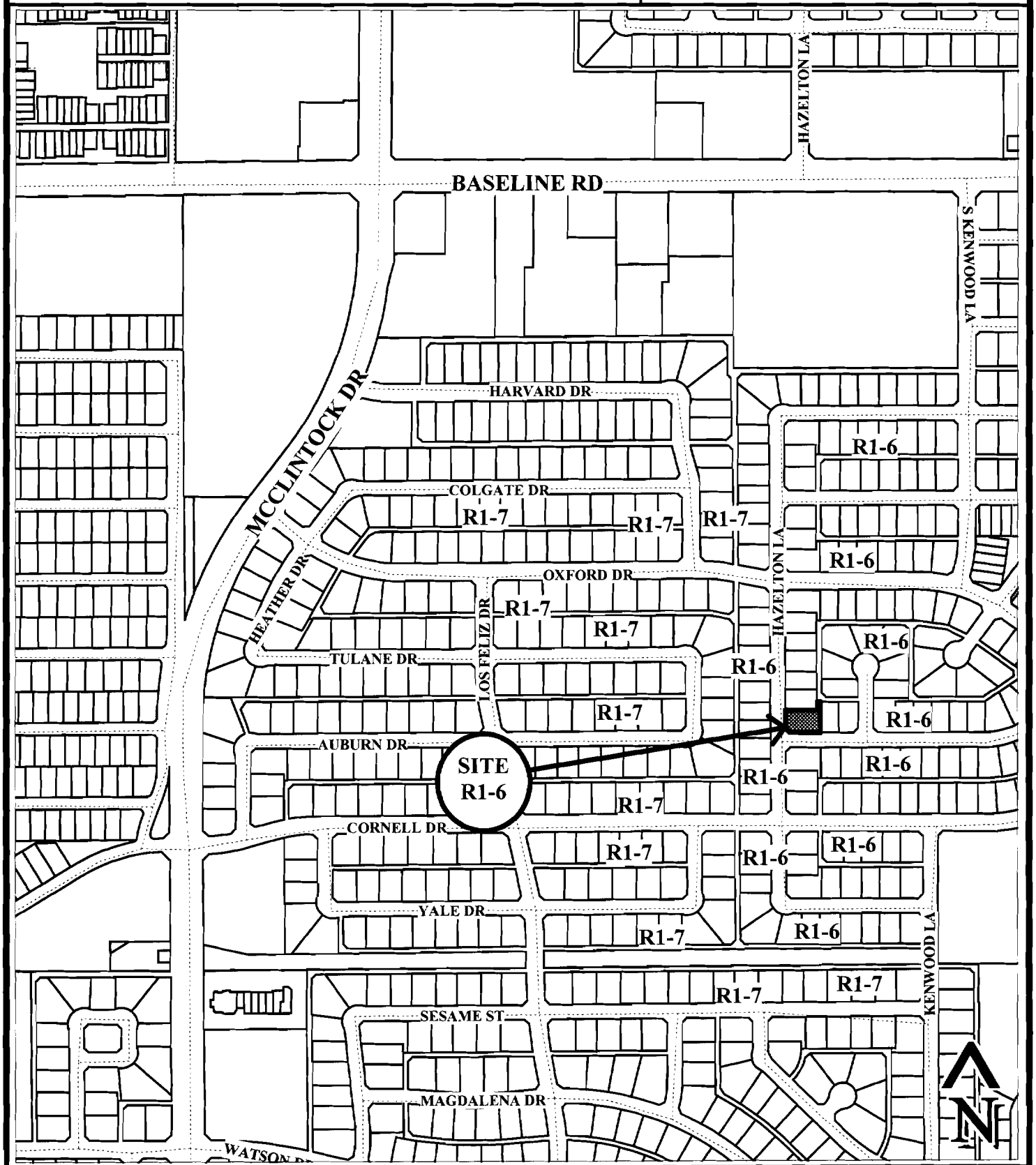
Owner – Alan Johnson
Applicant – Alan Johnson
Existing Zoning – R1-6, Single Family Residential District
Lot Size – 8,991 s.f. /.21 acres
Existing Home area – 1, 566 s.f.
Proposed accessory Area - 576, s.f.
Proposed accessory Height - 15 feet
Rear yard setback – 15 feet
Side yard setback – 5 feet
Street yard setback – 10 feet
Proposed Lot Coverage – 24%
Lot Coverage Allowed – 45%

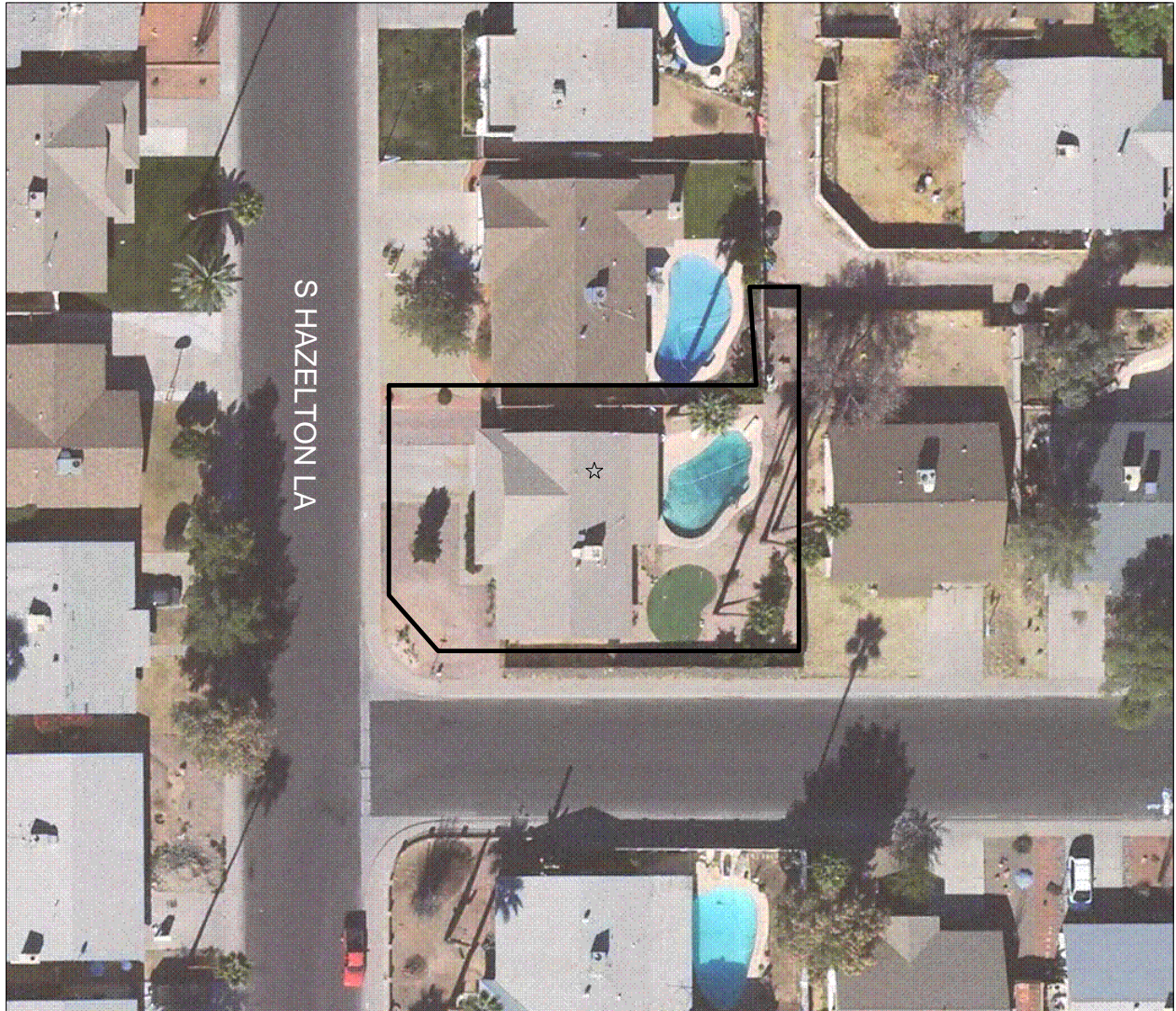
ZONING AND
DEVELOPMENT
CODE REFERENCE:

Section 3-401- Accessory Buildings, Uses and Structures
Section 6-308 – Use Permits

JOHNSON RESIDENCE

PL070352





JOHNSON RESIDENCE (PL070352)

The purpose of this structure is for personal car parking/storage (to keep cars off the street) and a small hobby/workshop area. It would contain the typical auto and woodworking tools. The building would conform to surrounding buildings in looks, height etc.

It is a single family residence. Estimated cost of the project will be twenty thousand dollars. The square footage will be 576 sq.ft. and the structure will be no more than 15 feet in height.

There will be no plumbing in the structure.

The building is for personal and private use only and will not be disruptive to the neighborhood in any way.

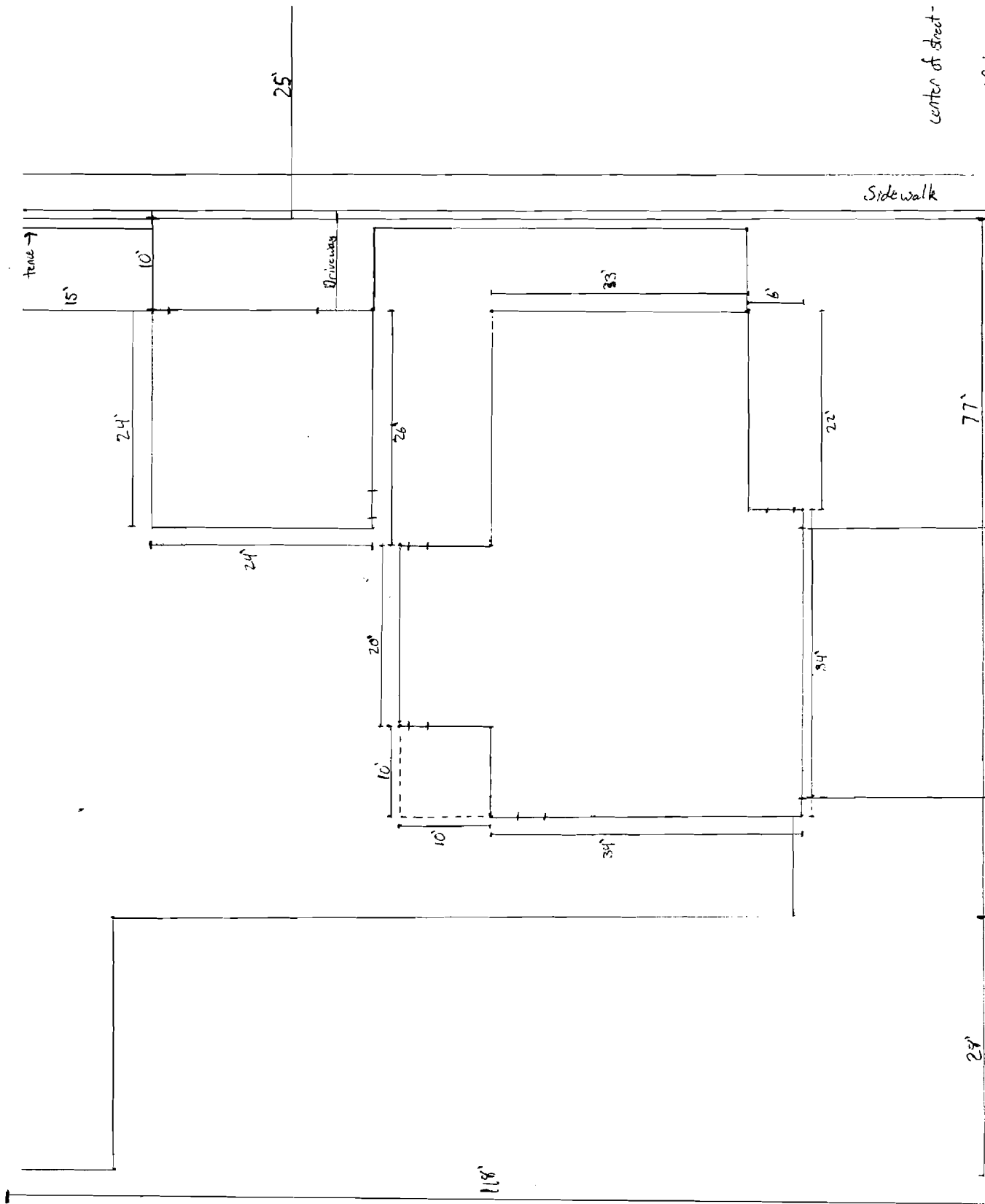
Alan Johnson

Site Data:

Site Area - 9,394 sq. ft.

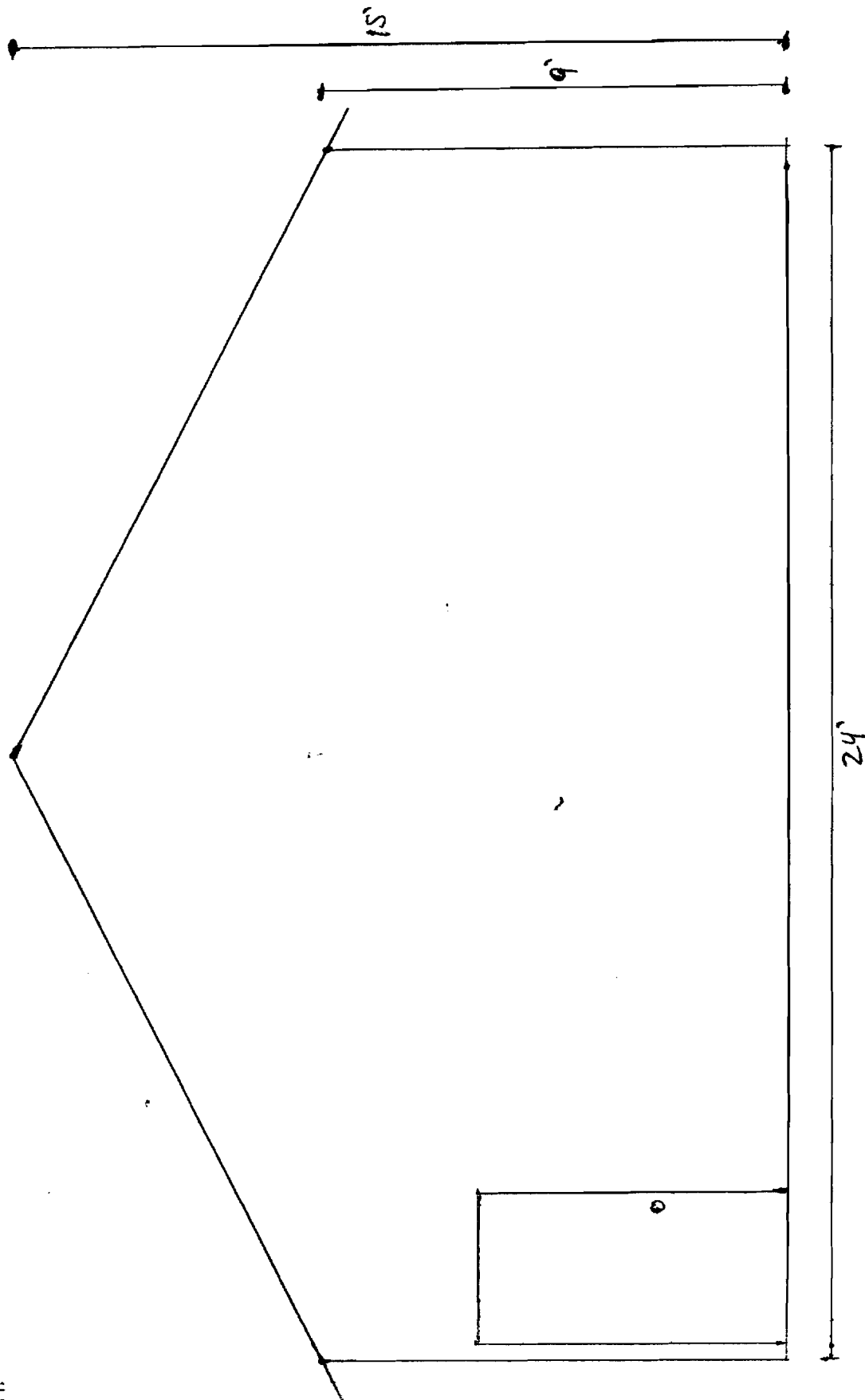
Site Coverage - 6.1%

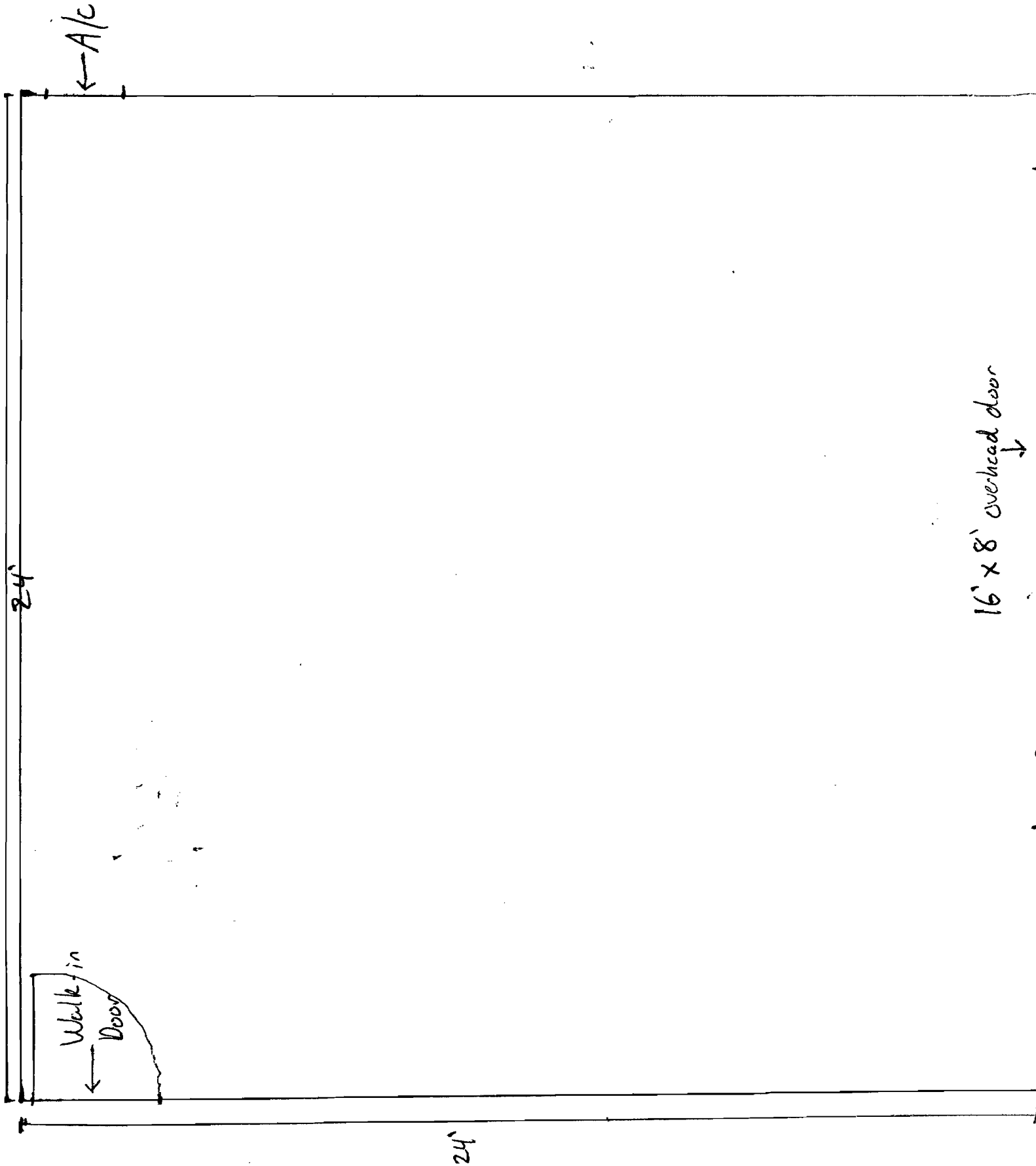
Building Use: Garage/Shop
I Level



West Elevation

1" = 3'





1" = 3 ft.



JOHNSON RESIDENCE

5439 S. HAZELTON LN.

PL070352

FRONT OF RESIDENCE: VIEW TO EAST



JOHNSON RESIDENCE

5439 S. HAZELTON LN.

PL070352

REAR OF RESIDENCE: VIEW TO NORTHWEST